

1990 Housing Highlights United States



Washington, DC

From the Census of Population and Housing

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The 1990 census counted 102,263,678 housing units in the United States, an increase of 15.7 percent in the 1980's.

Homeownership rate declined slightly.

Owner-occupied units rose 14 percent during the decade, while renter-occupied units rose 15 percent. As a result, the owner-occupancy rate declined from 64.4 percent to 64.2 percent.

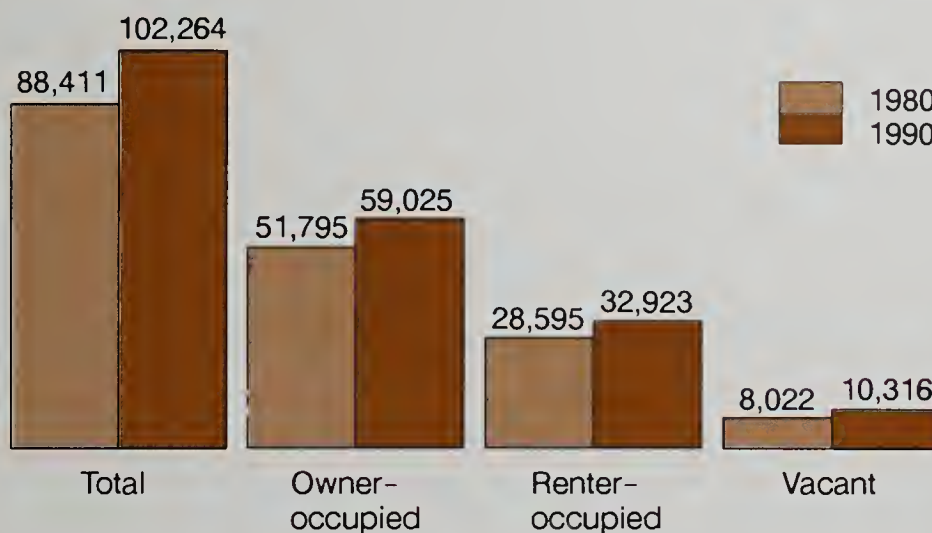
The chart below provides home-ownership rates from 1890 to 1990. Note the extraordinary jump in the early post-World War II era.

Households became smaller.

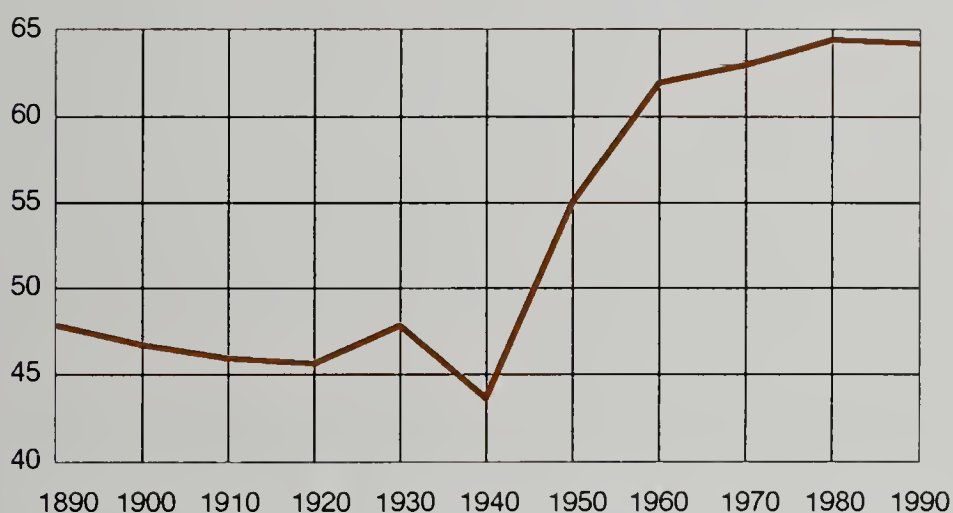
The average household size in the Nation fell from 2.75 persons per unit in 1980 to 2.63 in 1990. This is due to the decline in household size for owner households, which fell from an average of 2.96 persons to 2.75 during the decade. Renter households, on the other hand, rose slightly, from 2.37 persons to 2.42.

The United States Had 102 Million Housing Units in 1990

Total housing inventory, owner-occupied units, renter-occupied units, and vacant units: 1980 and 1990
(In thousands)



Owner-Occupied Units as a Percentage of All Occupied Housing Units



The percentage of units with more than one person per room rose in the 1980's.

Units with more than one person per room are often considered crowded. This proportion rose from 4.5 percent of the occupied

inventory in 1980 to 4.9 percent in 1990. This is the first time this percentage has increased since the first Census of Housing in 1940. The 1990 rate is still 40 percent below the 8.2 percent recorded in 1970.



U.S. Department of Commerce
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Vacancy rates increased.

The homeowner vacancy rate rose from 1.8 to 2.1 percent, while the rental vacancy rate rose from 7.1 to 8.5 percent.

Vacant units made up 10 percent of the total housing inventory. Vacant units classified for seasonal, recreational, or occasional use composed 30 percent of the vacant inventory in 1990, a decline from 35 percent in 1980. Overall, vacant units increased faster than occupied units: 29 versus 14 percent.

One-family homes made up about 64 percent of the housing inventory.

One-family houses, detached or attached, increased 13 percent during the last decade. Units in small multiunit structures of 2 to 4 units were the slowest growing part of the inventory, increasing only 1 percent. Units in larger buildings of 5 or more units increased 16 percent.

Mobile homes, the fastest growing type of housing nationally, increased nearly 60 percent, but composed only 7 percent of the housing inventory

in 1990. There was a larger absolute net gain of mobile homes, about 2.7 million, than apartments in all multiunit structures, about 2.6 million.

Value and rent increased faster than inflation.

Median value of owner-occupied one-family houses increased 5 percent during the 1980's from \$75,000 to \$79,100.

Median contract rent rose 19 percent during the last decade from \$314 to \$374.

The above median value and rent increases reflect adjustment of 1980 to 1990 dollars to account

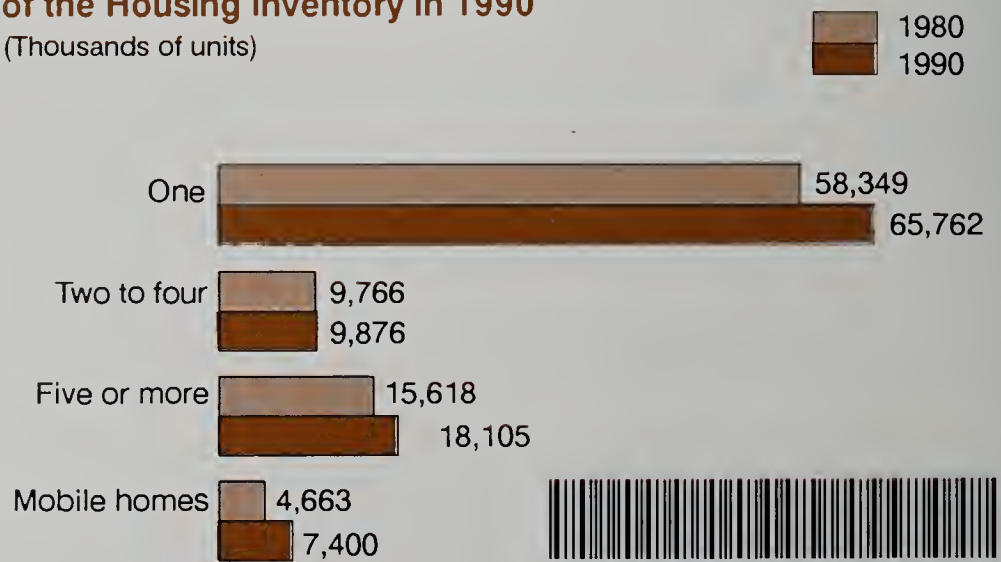
for the 59 percent rise nationally in the consumer price index.

The actual 1980 medians were \$47,200 for value and \$198 for rent. In the charts below, value and rent amounts from 1950 to 1990 are shown for actual dollar amounts and for dollar amounts converted to constant 1990 dollars.

Note, the national increase in median value barely kept pace with inflation in the 1960's and 1980's. In the 1950's, both value and rent increased almost one-third faster than inflation.

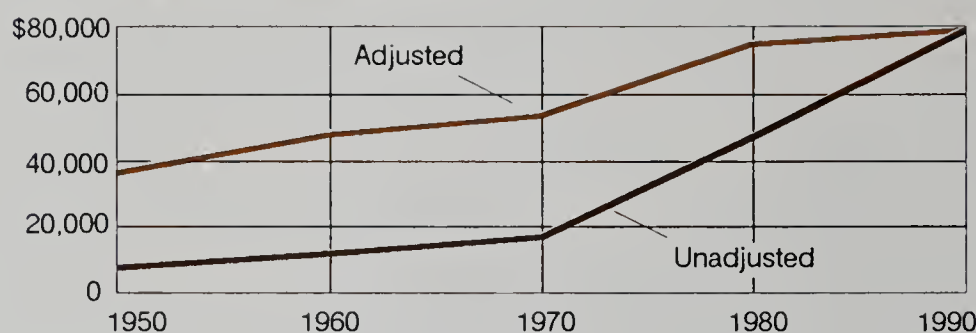
One-Family Homes Made up 64 Percent of the Housing Inventory in 1990

(Thousands of units)



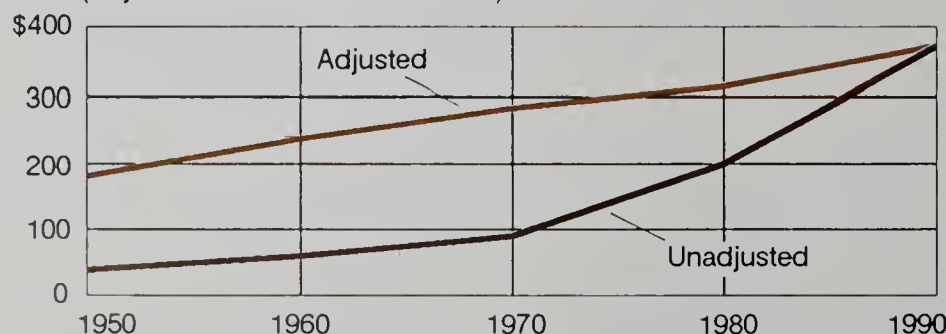
Median Housing Value: 1950-1990

(Adjusted: Constant 1990 dollars)



Median Contract Rent: 1950-1990

(Adjusted: Constant 1990 dollars)



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This is one of a series of profiles - one for each State, the District of Columbia, Puerto Rico, and outlying areas - that examines housing data from the 1980 and 1990 Census of Housing. The data may be subject to various nonsampling errors. A complete description of statistical quality and limitations will be included in the Introduction and appendices of Summary Population and Housing Characteristics, CPH-1-1, available in late 1991.

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